

11713 Shadow Creek Parkway

13,600 SF Emergency Room Center

11713 Shadow Creek Pkwy
Pearland, TX 77584
www.cbre.com/properties

Available for Sublease



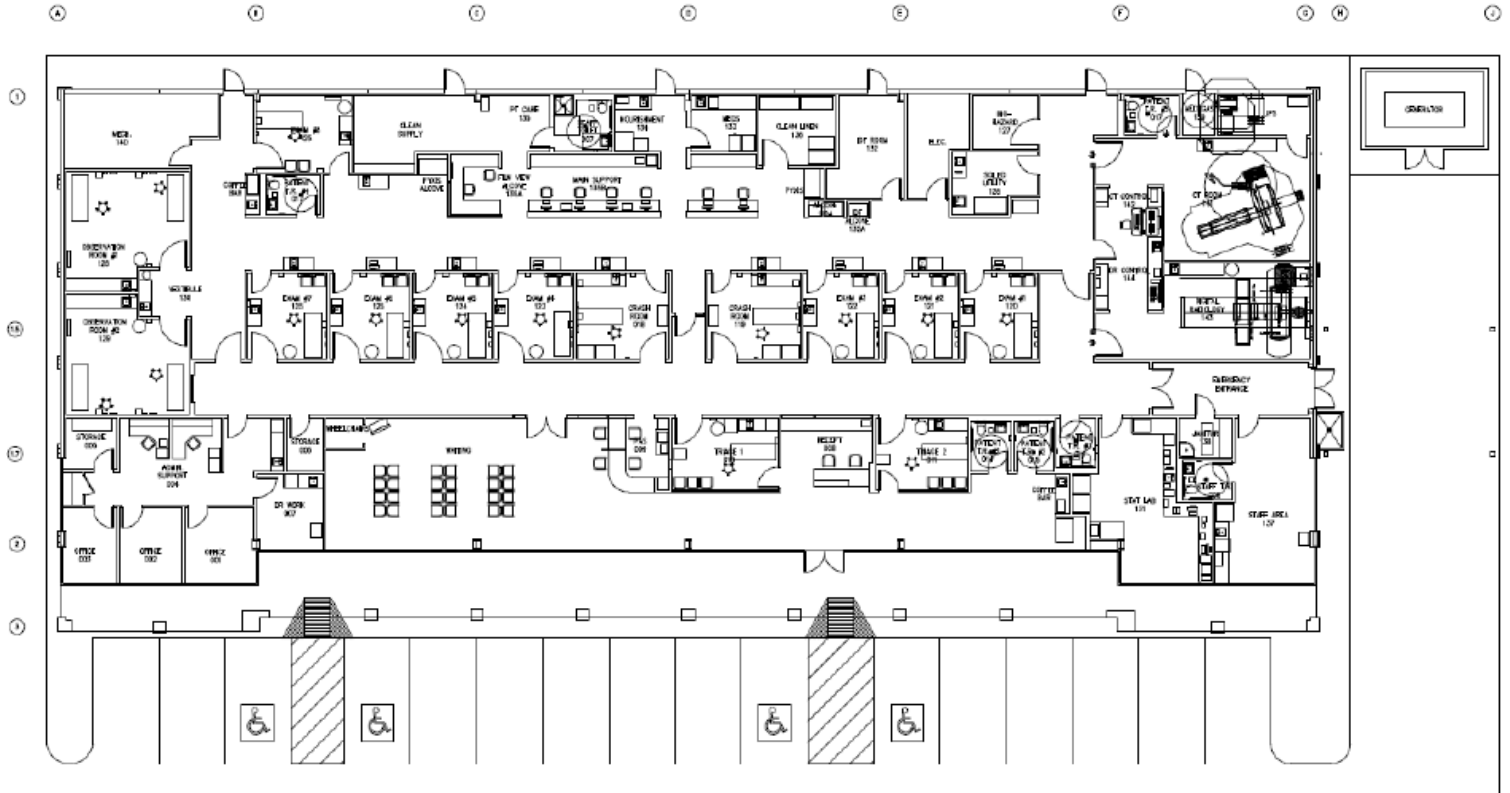
Emergency Room Center: 13,600 SF

Available Immediately. Term through October 31, 2025

Highlights

- + Located on the corner of Shadow Creek Pkwy and Kirby Dr
- + Across from Walgreens and CVS
- + Move-In-Ready Emergency Room
- + 7 exam rooms
- + 2 triage rooms
- + 2 crash rooms
- + 2 observation rooms
- + CT and X-Ray rooms
- + Lab room
- + Office and admin space
- + Ample parking

Emergency Room Center: 13,600 SF



Highlights:

- + 7 Exam Rooms
- + 2 Triage Rooms
- + CT & X-Ray Rooms
- + Administrative Space
- + Covered Drop Off
- + 2 Observation Rooms
- + Med Gas Farm
- + Lab Space
- + Back-Up Generator
- + Waiting and Reception Areas



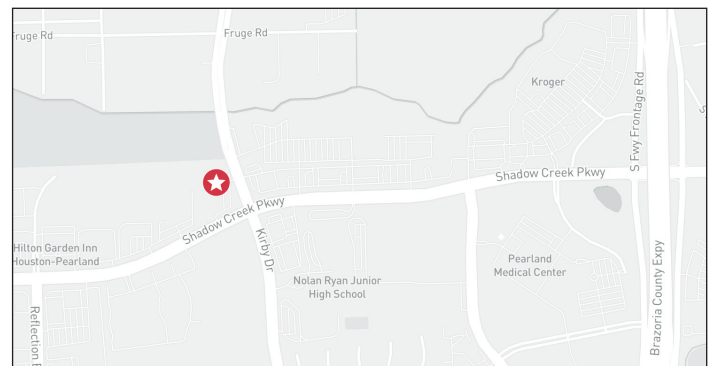
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